BOOK 36 PAGE 281 BOOK 939 PAGE 868

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The proceeds of such sale or conveyance shall be applied, first to pay all costs, charges and expenses, including counsel fees and all other fees and costs herein provided for, and all moneys advanced for taxes, insurance and assessments, with interest thereon as provided herein, and all taxes, general and special, due upon said Premises at the time of sale or conveyance, and to the Trustees as compensation a commission of 5% on the gross amount of sales; second, to pay whatever may then remain unpaid of said Note, and the interest thereon and the additional interest to date of payment, it being agreed that said Note shall, upon such conveyance being made before the maturity date of said Note or before the maturity date of any renewal or extension thereof, be and become immediately due and payable at the election of the holder thereof; and last, to pay the remainder of said proceeds, if any, to Grantor, its successors or assigns, upon surrender and delivery to the purchaser, its heirs or assigns, of possession of the Premises so as aforesaid conveyed, less the expense, if any, of obtaining possession; provided, however, that as to such remaining proceeds the Trustees shall not be bound by any inheritance, devise, conveyance, assignment or lien of or upon Grantor's equity, without actual notice thereof prior to distribution. If, after so applying the proceeds of such sale or conveyance, any portion of the indebtedness secured hereby shall remain unpaid, such unpaid balance shall at once be due and payable and subject to collection by suit or otherwise.

Beneficiary, in any action to foreclose this Deed of Trust, or upon the actual or threatened waste to any part of the Premises, or upon default in the observance or performance of any covenant or agreement of Grantor hereunder, shall be at liberty to apply for the appointment of a receiver of the

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